

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: December 1, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, December 01, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from October 13, 2005 and/or November 10, 2005)**

1.      SP-32-2005    Property located at 51 Sargent Road, an application to create a planned  
         PD-11-2005    development by the construction of ten (10) buildings, for site plan and  
         CU-22-2005    conditional use approval for construction of approx. 80,610 sq. ft. of self storage  
                                 and accessory office space – SFC Eng. for HCH Real Estate Trust
  
2.      SP-34-2005    Property located at 201 Myrtle Way (192 Orange St.), an application for site  
plan  
                                 approval for the construction of a 30,600 sq. ft., 2-story building addition with  
                                 on-site parking – Ann Beha Architects for the Currier Museum of Art  
                                 *(Applicant requested postponement till Jan. 12, 06 – see attached letter)*
  
3.      CU-26-2005    Property located at 201 Myrtle Way (192 Orange St.), an application for a  
                                 conditional use permit to reduce parking from the required number of parking  
                                 spaces - Ann Beha Architects for the Currier Museum of Art  
                                 *(Applicant requested postponement till Jan. 12, 06 – see attached letter)*

---

-                      With respect to the following, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications, and conduct a Public Hearing.

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**

4.      PD-08-2005    Property located at 749 Corning Road, an application to expand a planned  
         CU-23-2005    development, and for a conditional use permit for the creation of fourteen  
                                 (14) manufactured home sites – Hoyle, Tanner and Assoc. for Walter Eberhardt
  
5.      S-42-2005      Property located at 230 South Mammoth Road, an application to subdivide  
                                 property to create two (2) new single family building lots – Duval Survey for

- Donald Sinville, Jr.
6. S-54-2005 Property located at 651 Summer Street, an application to subdivide property to create one (1), 2-family building lot – Joseph M. Wichert for Donald and Linda Montplaisir
  7. S-55-2005 Property located at 1081 & 1085 Union Street, an application to subdivide property to create one (1) new lot – Joseph M. Wichert for Elizabeth Bailey
  8. S-57-2005 Property located at 111 Huse Road, an application to subdivide property to create one (1) new single family building lot – Joseph M. Wichert for Doris J. Caikauskas Rev. Trust
  9. S-58-2005 Property located at 189 Moore Street, an application to subdivide property to create one (1) single family building lot – Joseph M. Wichert for Mark Karczewski
  10. CU-29-2005 Property located at 189 Moore Street, an application for a conditional use permit to create a 5,135 sq. ft. lot for construction of a single family dwelling – Joseph M. Wichert for Mark Karczewski
  11. SP-37-2005 Property located at 594-604 Silver Street, an application for site plan approval for the construction of one (1) new townhouse dwelling unit – Jeff Merritt (KNA) for R 2003L Realty, LLC
  12. SP-38-2005 Property located at 1602 Elm Street, an application for site plan approval for construction of an addition and conversion of a gas station to a convenience store including preparation/sale of coffee, donuts and sandwiches – Jeff Lewis (Northpoint Eng.) for Draper Energy
  13. SP-43-2005 Property located on Hackett Hill Road (TM 766, Lot 14), an application for site plan approval for the construction of 2,465 sq. ft. of building additions consisting of loading docks and entrance (former French Hall – UNH) – Arencos, Inc. for Dalser, LLC
  14. CU-16-2005 (Amendment) Property located at 587 Union Street, a request to amend the condition of approval to provide parking, granted on July 14, 2005 – Stephen Carey

## **II. LIMITED BUSINESS ITEMS:**

15. S-57-2005 Property located at 111 Huse Road, an application to subdivide property to create one (1) new single family building lot – Joseph M. Wichert for Doris J. Caikauskas Rev. Trust
16. S-58-2005 Property located at 189 Moore Street, an application to subdivide property to create one (1) single family building lot – Joseph M. Wichert for Mark Karczewski
17. CU-29-2005 Property located at 189 Moore Street, an application for a conditional use permit to create a 5,135 sq. ft. lot for construction of a single family dwelling – Joseph M. Wichert for Mark Karczewski

18. SP-37-2005 Property located at 594-604 Silver Street, an application for site plan approval for the construction of one (1) new townhouse dwelling unit – Jeff Merritt (KNA) for R 2003L Realty, LLC
19. SP-38-2005 Property located at 1602 Elm Street, an application for site plan approval for construction of an addition and conversion of a gas station to a convenience store including preparation/sale of coffee, donuts and sandwiches – Jeff Lewis (Northpoint Eng.) for Draper Energy
20. SP-43-2005 Property located on Hackett Hill Road (TM 766, Lot 14), an application for site plan approval for the construction of 2,465 sq. ft. of building additions consisting of loading docks and entrance (former French Hall – UNH) – Arencos, Inc. for Dalser, LLC
21. CU-16-2005 Property located at 587 Union Street, a request to amend the condition of  
(Amendment) approval to provide parking, granted on July 14, 2005 – Stephen Carey
22. Any other business items from Staff or Board.